



Northampton Road, Kettering **Freehold** £375,000

**Pattison
Lane**

Key Features



- No Onward Chain
- Extended Detached Family Home
- Within Close Proximity to Kettering Station / Town Centre
- Four Double Bedrooms
- En-Suite to Master

Welcome to the market with no onward chain, this exceptional extended four-bedroom detached family home offering a rare blend of period-inspired elegance and contemporary open-plan design. Situated in a prime Kettering pocket, it serves as the ultimate "forever home" for commuters and families alike

The journey begins in a wide, inviting entrance hall. To the front, the bay-fronted living room offers a sophisticated retreat, connected via glazed double doors to a formal dining room-creating an expansive "through-space" for hosting large gatherings.



The rear of the home is the real showstopper: a vaulted kitchen and breakfast room extension. Bathed in natural light, it features a sleek breakfast island, integrated appliances, and a seamless flow through French doors to the terrace. A discrete utility room and guest WC ensure the main living areas remain clutter-free.

To the first floor, the layout here is versatile and generous. The master bedroom is a true sanctuary at the rear of the property, boasting a built-in wardrobe and an en-suite featuring a shower and bath. Two further well-proportioned bedrooms share a contemporary family shower room.

Ascend to the top floor to find a sizeable fourth double bedroom. With clever eaves storage, this space is perfect for a teenager's den, a secluded guest wing, or a quiet executive home office.

The property excels outdoors with a landscaped rear garden that balances a large alfresco dining patio with a lush, private lawn. To the front, a private driveway provides ample off-road parking leading to a detached garage at the rear.

Beyond the front door, you are perfectly placed for Kettering General Hospital, the vibrant town centre, and rapid access to the A14, making this one of the most connected addresses in the area.

Viewings are highly advised to appreciate all this family home has to offer!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The accommodation comprises:

ENTRANCE HALL 10'2 x 6'2 (3.09m x 1.87m)

LIVING ROOM 12'1 x 11'9 (3.68m x 3.58m)

DINING ROOM 17'8 x 10'2 (5.38m x 3.09m)

KITCHEN / BREAKFAST ROOM 19'8 x 17'8 (L shaped room)
(5.99m x 5.38m)

UTILITY ROOM / WC 7'2 x 5'2 (2.18m x 1.57m)

BEDROOM ONE 11'9 x 11'9 (3.58m x 3.58m)

EN SUITE 9'2 x 5'6 (2.79m x 1.67m)

BEDROOM TWO 12'1 x 11'9 (3.68m x 3.58m)

BEDROOM THREE 9'6 x 9'2 (2.89m x 2.79m)

SHOWER ROOM 6'6 x 5'6 (1.98m x 1.67m)

SECOND FLOOR

BEDROOM FOUR 14'9 x 11'9 (4.49m x 3.58m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

GARAGE

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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